

**Moultonborough Zoning Board of Adjustment
P.O. Box 548
Moultonborough, NH 03254
(603) 476-2347**

NOTICE OF DECISION

YOU ARE HEREBY NOTIFIED THAT THE FOLLOWING DECISIONS
WERE MADE BY THE MOULTONBOROUGH ZONING BOARD OF
ADJUSTMENT AT THEIR REGULAR MEETING OF JUNE 19, 2013:

BY A VOTE OF FIVE (5) IN FAVOR, NONE (0) OPPOSED, AND NO (0) ABSTENTIONS,
THE BOARD APPROVED THE REQUEST FOR A VARIANCE FROM ARTICLE III,
PARAGRAPH B(3), FOR BEAR'S NEST TRAIL, LLC, BEAR'S NEST TRAIL (MAP 64-LOT 5)
TO PERMIT THE SOUTHWEST CORNER OF AN EXISTING RECREATIONAL LOOKOUT
TOWER'S ROOF OVERHANG TO ENCROACH INTO THE REQUIRED 20 FOOT SETBACK
BY 29 INCHES.

BY A VOTE OF FOUR (4) IN FAVOR, ONE (1) OPPOSED, AND NO (0) ABSTENTIONS,
THE BOARD APPROVED THE REQUEST FOR A VARIANCE, WITH CONDITIONS,
FROM ARTICLE XIV, PARAGRAPH 5(C), FOR BEAR'S NEST TRAIL, LLC, BEAR'S NEST
TRAIL (MAP 64-LOT 5) THEREBY CHANGING THE MAXIMUM GRADE WHERE BUILDING
IS ALLOWED FROM 25% TO 35%, THUS ALLOWING AN EXISTING RECREATIONAL
LOOKOUT TOWER TO MOVE FORWARD WITH A REQUIRED CONDITIONAL USE PERMIT
APPLICATION WITH THE PLANNING BOARD.

BY A VOTE OF FIVE (5) IN FAVOR, NONE (0) OPPOSED, AND NO (0) ABSTENTIONS,
THE BOARD APPROVED THE REQUEST FOR A VARIANCE, WITH CONDITIONS,
FROM ARTICLE VI, PARAGRAPH F. (6) g, FOR 61 VENTURE LLC, FOMERLY
NH ROUTE 25 STORAGE REALTY TRUST (MAP 141-LOT 8) TO PERMIT PARKING AT A
DISTANCE OF 3.0 FEET TO THE PROPERTY LINE, WHERE 10 FEET IS REQUIRED.

BY A VOTE OF FIVE (5) IN FAVOR, NONE (0) OPPOSED, AND NO (0) ABSTENTIONS,
THE BOARD APPROVED THE REQUEST FOR A VARIANCE, WITH CONDITIONS,
FROM ARTICLE VII, PARAGRAPH D (1) AND E, FOR JAMES E. MORRIS AND
DEBORAH De PEYSTER (MAP 61-LOT 2) FOR THE EXPANSION GREATER THAN
THE 20% MAXIMUM SQUARE FOOTAGE OF AN EXISTING
NON-CONFORMING COTTAGE WITHIN THE ALLOWED BUILDING ENVELOPE.

**ROBERT H. STEPHENS
CHAIRMAN**